

145

MEETING  
DATE 3-3-03

## REQUEST FOR COUNCIL ACTION

<b>AGENDA SECTION:</b> PUBLIC HEARINGS	<b>ORIGINATING DEPT:</b> PLANNING	<b>ITEM NO.</b> <span style="font-size: 1.5em; font-family: cursive;">E-6</span>
<b>ITEM DESCRIPTION:</b> Land Subdivision Permit (preliminary plat) #03-03 by Century Point LLC to be known as Century Point First. The applicant is proposing to subdivide approximately 10.57 acres of land into 34 lots for single family residential development. The Plat also proposes to dedicate right-of-way for new public roadways, including Century Hills Drive and two cul-de-sac roads. The property is located along the east side of East Circle Drive (CR22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.		<b>PREPARED BY:</b> Brent Svenby, Planner

February 25, 2003

**City Planning and Zoning Commission Recommendation:**

The City Planning and Zoning Commission held a public hearing on February 12, 2003 to consider this preliminary plat to allow for a single family residential development.

Wade DuMond of Yaggy Colby Associates stated that the applicant agrees with staff's recommended conditions as revised.

The Planning Commission found that this preliminary plat conforms to the criteria listed in the Land Development Manual and recommends approval of this preliminary plat with the following modifications or conditions:

1. The Final Plat shall include:
  - controlled access shall be dedicated along the entire frontage of East Circle Drive and along the east/west roadway serving the Century Hills Development with the exception of the two proposed roadways shown on the GDP.
  - Roadway names approved by the Planning Department Addressing Division.
2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan for any areas of the development that do not drain to a privately constructed permanent detention facility built to serve the development.
4. The applicant shall provide a public pressure reducing station, which will lower the pressure in this area to within an allowable range (anticipated low to upper 50's PSI). This station shall be sized to serve the adjacent property to the south.
5. Pedestrian facilities shall be required along both sides of all new public roadways within this property, as well as, the south side of Century Hills Drive NE. The Owner shall also provide a 10' wide bituminous path along the entire frontage of the property abutting East Circle Drive, and dedicate any applicable easement and/or right-of-way needed for the path.
6. The applicant shall obtain an Olmsted County Highway Permit for any work being proposed in CSAH 22 right-of-way.
7. Parkland dedication shall be met as outlined in the January 31, 2003 memorandum from Rochester Park and Recreation.

**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

- 146
8. No parking shall be allowed, at any time, along the cul-de-sac bulbs associated with this plat, along one side of each roadway associated with the plat, nor along both sides of Century Hills Drive NE. These areas shall be posted "No Parking."
  9. Prior to recording the Final Plat, the applicant shall dedicate off-site drainage & utility easements for this development and shall dedicate a Noise Easement for the entire subdivision which exempts the City & County from being obligated to provide sound walls to mitigate noise impacts from adjacent roadways.

Mr. Haeussinger moved to recommend approval of Preliminary Plat #03-03 to be known as Century Point First by Century Point LLC with staff-recommended findings and conditions (as revised). Ms. Rivas seconded the motion. The motion carried 6-0.

**Council Action Needed:**

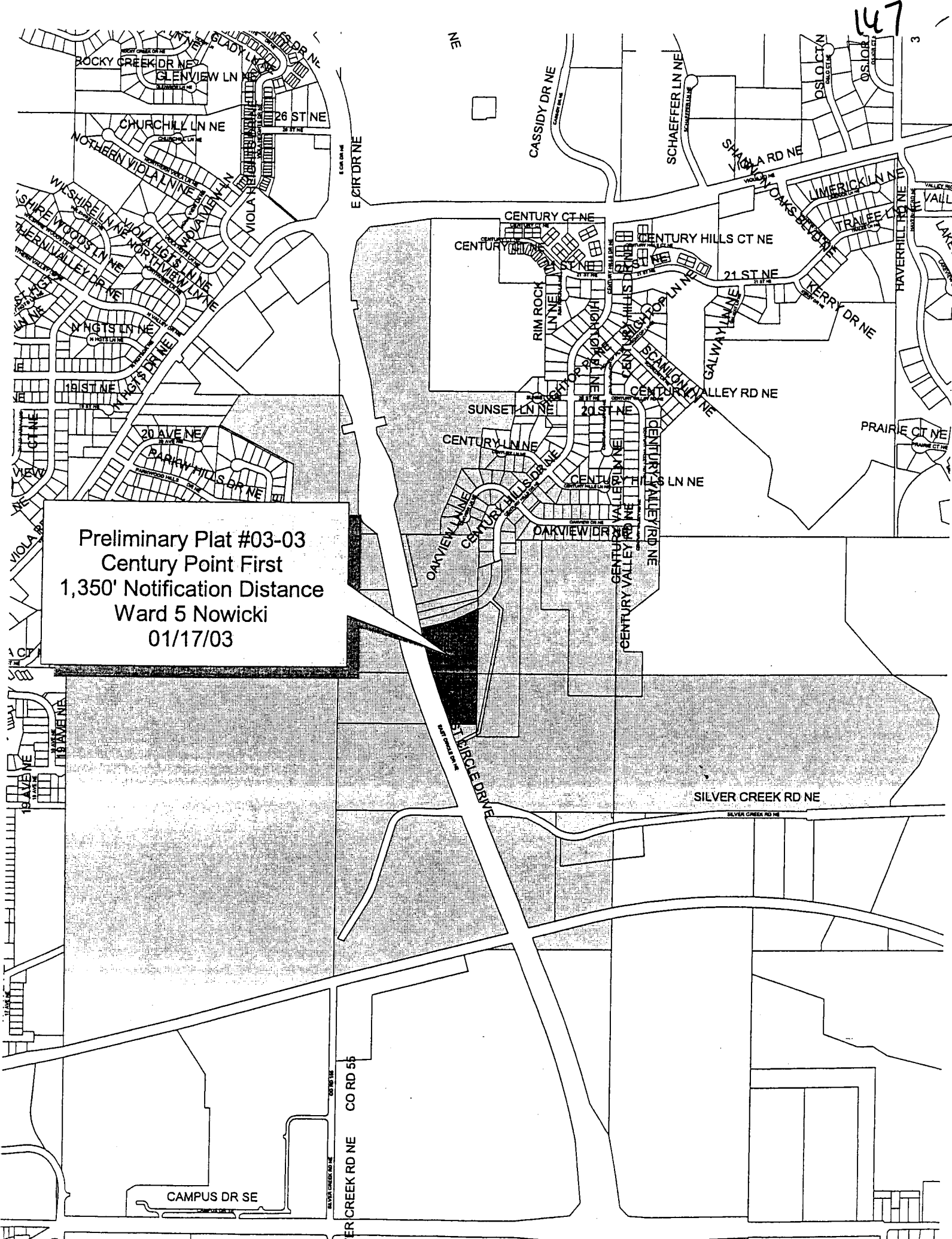
- 1) The Council may approve, approve with conditions, or deny the land subdivision permit. The Council must make findings of fact based on the criteria included in the staff report. A motion to deny must include supporting reasons for a conclusion that at least one of the fifteen findings for denial in Paragraph 61.225 can be made.

**Attachment:**

1. Staff Report dated February 5, 2003
2. Minutes of the February 12, 2003 CPZC Meeting

**Distribution:**

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department GIS Division
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, March 3, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
6. Yaggy Colby Associates



Preliminary Plat #03-03  
Century Point First  
1,350' Notification Distance  
Ward 5 Nowicki  
01/17/03

# DESCRIPTION OF ENTIRE PARCEL

That part of the Southwest Quarter of the Southeast Quarter of Section 30 and that part of the Northwest Quarter of the Northeast Quarter of Section 31, both Sections being in Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at southwest corner of the Southeast Quarter of said Section 30; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 39 minutes 39 seconds along the south line of said Southeast Quarter 1316.07 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter and point of beginning; thence northerly 358 degrees 47 minutes 20 seconds azimuth along the east line of said Southwest Quarter 701.60 feet; thence southeasterly 243 degrees 36 minutes 54 seconds azimuth 203.66 feet; thence westerly 191.11 feet on a tangential curve concave northerly, having a radius of 860.00 feet and a central angle of 12 degrees 43 minutes 57 seconds; thence westerly 256 degrees 20 minutes 51 seconds azimuth 199.98 feet to the easterly right-of-way line of Olmsted County Highway Right-of-Way PLAT NO. 47; thence southerly 166 degrees 20 minutes 51 seconds azimuth along said easterly right-of-way line 81.85 feet; thence southerly 701.39 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 4463.66 feet and a central angle of 09 degrees 00 minutes 11 seconds; thence southerly 160 degrees 17 minutes 45 seconds azimuth along said easterly right-of-way line 251.96 feet to the north line of the South 825.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 31; thence easterly 89 degrees 35 minutes 55 seconds azimuth along said north line 254.41 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence northerly 359 degrees 15 minutes 56 seconds azimuth along said east line 482.35 feet to the point of beginning.

Said tract contains 10.57 acres more or less.

**OWNER/DEVELOPER**  
CENTURY POINT, LLC  
3552 WEST RIVER PARKWAY NW  
ROCHESTER, MN 55901  
PHONE: (507) 536-4328

**OWNER/DEVELOPER**  
PATHE COMPANY  
1700 NORTHWOODS DRIVE N  
ROCHESTER, MN 55904  
PHONE: (507) 288-8183

**LAND SURVEYOR**  
DOUGLAS G. RADE  
15 22422  
YAGGY COLBY ASSOCIATES

**NOTES**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

**UTILITY EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and licensing on said easement.

U.E. = UTILITY EASEMENT

**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

## NOTES

\* CENTURY HILLS DRIVE R.O.W. WIDTH = 80.00'  
CENTURY HILLS DRIVE CURVE WIDTH = 45.34'  
FROM EAST CIRCLE DRIVE TO STREET A  
CENTURY HILLS DRIVE CURVE WIDTH = 37.34'  
FROM STREET A TO THE SOUTH

\* ALL OTHER R.O.W. WIDTHS = 50.00'  
ALL OTHER 6-8' CURVE WIDTHS = 29.34'



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS

SURVEYORS • PLANNERS

LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTH EAST

ROCHESTER, MINNESOTA 55904

TEL: 507-288-8088

FAX: 507-288-8088

EMAIL: INFO@YAGGY.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KYLE SHOV

NUMBER

CENTURY POINT FIRST  
ROCHESTER, MINNESOTA

PRELIMINARY PLAT

PROJECT  
NAME  
COMPUTER  
FILE 7814P-PLAT

DATE 1/14/03

DRAWN BY MME

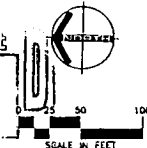
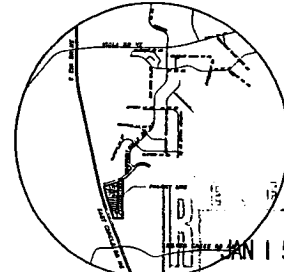
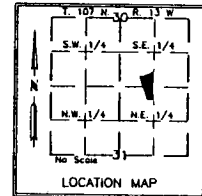
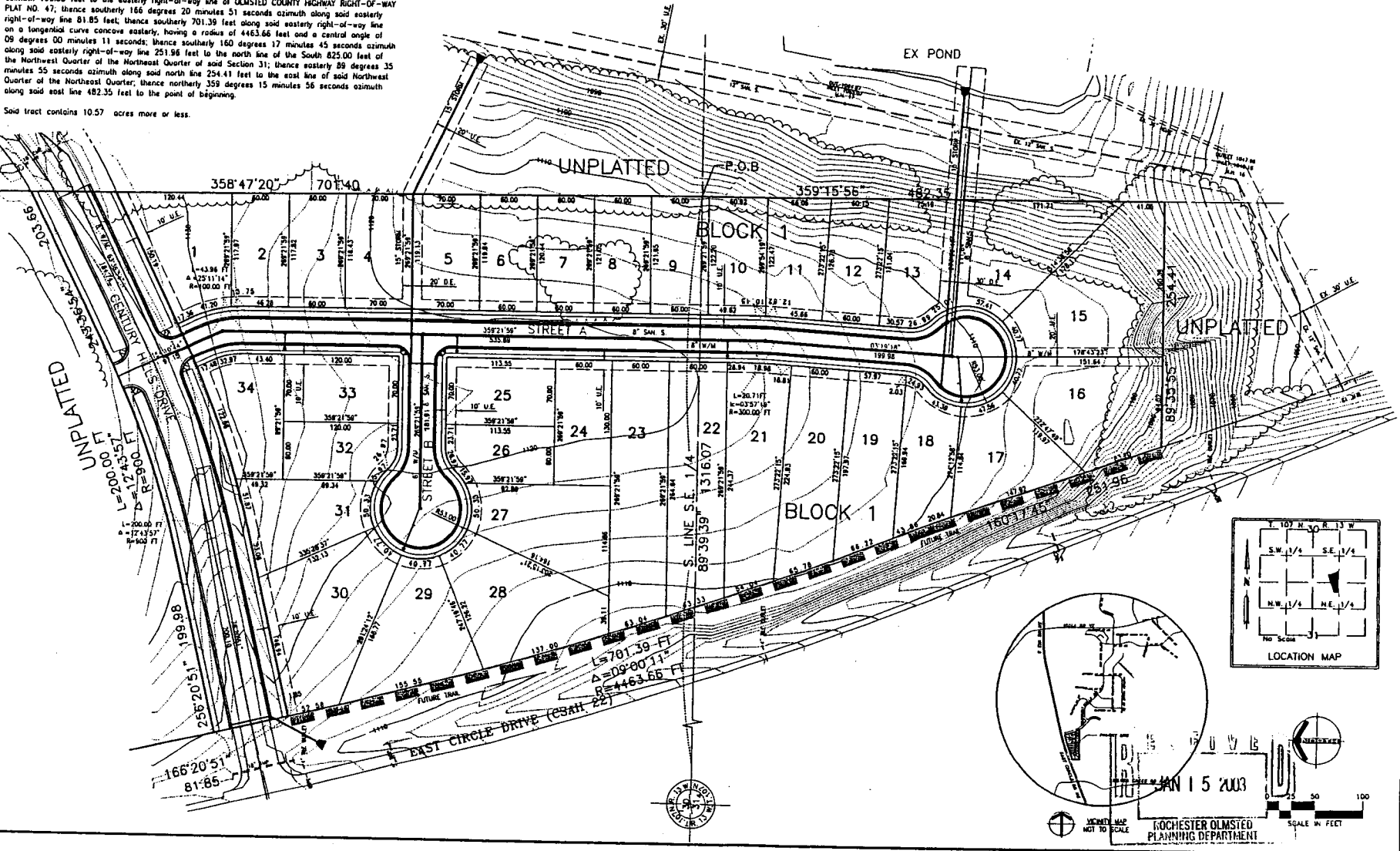
CHECKED BY KAS

REVISIONS

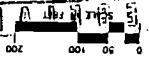
SHEET NUMBER

1

OF 10 SHEETS



ROCHESTER OLMDST  
PLANNING DEPARTMENT



ROCHESTER DISTRICT  
PLANNING DEPARTMENT

JAN 15 2003

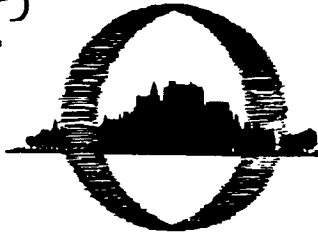
ROCHESTER, MINNESOTA

**YAGGY  
COLBY  
ASSOCIATES**

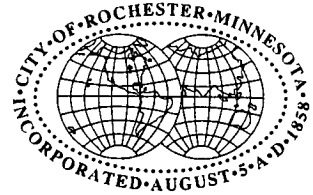
**YAGGY  
COLBY  
ASSOCIATES**

**YAGGY  
COLBY  
ASSOCIATES**

151



COUNTY OF  
*Olmsted*



ROCHESTER-OLMSTED  
PLANNING DEPARTMENT  
2122 CAMPUS DR SE  
ROCHESTER MN 55904-4744  
ADMINISTRATION/PLANNING 507/285-8232  
GIS/ADDRESSING/MAPPING 507/285-8232  
HOUSING/HRA 507/285-8224  
BUILDING CODE 507/285-8213  
WELL/SEPTIC 507/285-8345  
FAX 507/287-2275

**TO: City Planning and Zoning Commission**

**FROM: Brent Svenby, Planner**

**DATE: February 5, 2003**

**RE: Land Subdivision Permit (preliminary plat) #03-03 by Century Point LLC to be known as Century Point First. The applicant is proposing to subdivide approximately 10.57 acres of land into 34 lots for single family residential development. The Plat also proposes to dedicate right-of-way for new public roadways, including Century Hills Drive and two cul-de-sac roads. The property is located along the east side of East Circle Drive (CR22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.**

**Planning Department Review:**

**Applicant:** Century Point LL  
3552 West River Parkway NW  
Rochester, MN 55901

**Owner:** Century Point, LLC  
Attn: Scott Lecy  
3552mWest River Parkway NW  
Rochester, MN 55901

Payne Company  
1700 Northwoods Drive NE  
Rochester, MN 55906

**Surveyors/Engineers:** Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904



151

**Referral Comments:**

1. Rochester Department of Public Works
2. Rochester Park & Rec. Dept.
3. Olmsted County Public Works
4. Planning Dept. Wetlands LGU
5. RPU Water Division
6. Planning Dept Addressing
7. Rochester Fire Department

**Report Attachments:**

1. Land Development Manual Excerpts
2. Referral Comments (7 Letters)
3. Copy of Preliminary Plat
4. Copy of Century Point Townhomes GDP
5. Location Map

**Development Review:**

**Location of Property:**

The property is located along the east side of East Circle Drive (CR22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development.

**Zoning:**

The property is zoned R-2 (Low Density Residential) on the City of Rochester Zoning Map. The portion of the plat designating the right-of-way for Century Hills Drive is currently in the process of being annexed into the City.

**Proposed Development:**

This plat consists of 10.57 acres to be subdivided into 34 lots for single family detached housing.

**Roadways:**

Public roadways are planned throughout the development. The plat is designating 80 feet of right-of-way for Century Hills Drive. The roadway is being designed with a driving surface of 45.34' back of curb to back of curb from East Circle Drive to Street A. From Street A the driving surface is 37.34' to the east. The roadway labeled street A is on 50' of right-of-way with a driving surface of 29.34 feet. The third public roadway being designated with the plat is labeled street B, which is a short cul-de-sac to the west off of Street A. Street B is designed like Street A.

Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" and the cul-de-sacs associated with this plan are indicated as less than 96 feet and therefore shall be marked "No Parking".

Streets less than 28 feet in width shall be posted "No Parking: along both sides of the Street. The streets associated with this plan are indicated as less than 28 feet and will require "No Parking" along both sides of the street.

**Roadways (Continued):**

No parking will be permitted on both sides of Century Hills Drive NE and shall be posted "No Parking".

The use of Century Hills Drive is incorrect based on the GDP for Century Hills. The name of the roadway will need to be changed. Roadways are not named at this time. Names will need to be approved by the Planning Department Addressing Staff prior to final plat application.

The dedication of a Noise Easement will be required for the entire subdivision, prior to recording the Final Plat for this development.

Controlled access will be required along the entire frontage of East Circle Drive and Century Hills Drive NE, with the exception of the proposed public street access.

Any proposed work within CSAH 22 right-of-way requires an Olmsted County Highway Permit.

**Utilities:**

Utilities will be extended from the north and east to accommodate this development.

This area is too low in elevation to be served directly from the North East High Level Water System, as static water pressures would be over 100 PSI. A public pressure reducing station will be required, which would lower the pressure in this area to within an allowable range (anticipated low to upper 50's PSI). This station would also need to be sized to be able to serve the adjacent property to the south.

Dedication of off-site drainage & utility easements is required prior to recoding the Final Plat for this development.

**Pedestrian Facilities:**

In accordance with current City policy, pedestrian facilities will be required along both sides of all new public roadways within this property, as well as, the south side of Century Hills Drive NE. The Owner is also obligated to construct a 10 foot wide bituminous pedestrian path along the entire frontage of the property abutting East Circle Drive and dedicate any applicable easement and/or right-of-way needed for the path.

**Drainage:**

The elevations of this site range from 1,130' in the northern portion of the plat to 1,090' in the southern portion of the plat. The property generally drains to the south and east.



153

Specific grading and drainage plans will need to be reviewed and approved by the City prior to submittal of a Final Plat application. Drainage from the development will be directed to the east and drain into the existing detention pond constructed for the Century Hills Development.

Stormwater management must be provided for this development. A Stormwater Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.

**Wetlands:**

According to the information submitted there exists a 1,800 square foot wetland on the property. The applicant filed for an Exemption with the Local Government Unit. The LGU approved the Exemption request on November 13, 2002.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors at a rate of 1.2 spaces per dwelling unit, in addition to the required off-street parking. This additional parking may be provided either off-street or on-street. This development requires 41 spillover parking spaces. The right-of-way and road widths appear adequate to meet this requirement.

**Parkland Dedication:**

The Park and Recreation Department recommends that parkland dedication requirements for the development be in the form of cash in lieu of land.

**General Development Plan:**

This property is included in the Century Point Townhomes General Development Plan which was approved on December 9, 2002. The GDP is on the process of being amended (type I amendment) to be consistent with the proposed plat.

**Staff Review and Recommendation:**

The Planning staff has reviewed this preliminary plat request under the provisions of LDM. Staff recommends the following modifications or conditions:

1. **The Final Plat shall include:**
  - **controlled access shall be dedicated along the entire frontage of East Circle Drive and along the east/west roadway serving the Century Hills Development with the exception of the two proposed roadways shown on the GDP.**
  - **Roadway names approved by the Planning Department Addressing Division.**

2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan for any areas of the development that do not drain to a privately constructed permanent detention facility built to serve the development.
4. The applicant shall provide a public pressure reducing station, which will lower the pressure in this area to within an allowable range (anticipated low to upper 50's PSI). This station shall be sized to serve the adjacent property to the south.
5. Pedestrian facilities shall be required along both sides of all new public roadways within this property, as well as, the south side of Century Hills Drive NE. The Owner shall also provide a 10' wide bituminous path along the entire frontage of the property abutting East Circle Drive, and dedicate any applicable easement and/or right-of-way needed for the path.
6. The applicant shall obtain an Olmsted County Highway Permit for any work being proposed in CSAH 22 right-of-way.
7. Parkland dedication shall be met as outlined in the January 31, 2003 memorandum from Rochester Park and Recreation.
8. No parking shall be allowed, at any time, along the cul-de-sacs associated with this plat, along both sides of each roadway associated with this plat and along both sides of Century Hills Drive NE and shall be posted "No Parking".
9. Prior to recording the Final Plat, the applicant shall dedicate off-site drainage & utility easements for this development and shall dedicate a Noise Easement for the entire subdivision which exempts the City & County from being obligated to provide sound walls to mitigate noise impacts from adjacent roadways.

**REMINDER TO APPLICANT:**

- *Prior to development, the property owner will need to execute a City Owner Contract for the proposed new public streets and utilities to serve this development, as well as, completion of the construction of Century Hills Drive NE along the frontage of this development. Care will be needed in the coordination of this project to minimize the loss of a second access to the Century Hills Development during construction of Century Hills Drive NE.*
- *Approved grading, drainage and construction plans and an executed Development Agreement will need to be submitted with the final plat application if the applicant intends to record the final plat documents prior to completion of infrastructure improvements and acceptance of improvements by the City.*

155

CITY OF ROCHESTER  
ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL  
EXCERPTS

**61.225 Finding for Land Subdivision:**

The Zoning Administrator, Commission or Council shall approve a development permit authorizing a land subdivision if all of the following findings with respect to the proposed development are made:

- A. The proposed land subdivision conforms to all relevant requirements of this ordinance and variances have been granted to permit any nonconformance.
- B. That the proposed water system and sanitary sewer system are adequate to serve the normal and fire protection demands of proposed development and to provide for the efficient and timely extension to serve future development.
- C. That the plan for soil erosion and stormwater management meets the adopted standards of the City of Rochester and is consistent with the adopted Stormwater Management Plan or adopted drainage or stormwater policies.
- D. That the vehicular and non-motorized system is consistent with adopted transportation plans and is consistent with the street layout standards listed in Section 64.120 and traffic service standards in Section 61.526.
- E. That the lot and block layout provide for safe and convenient vehicular, service and emergency access, efficient utility service connections, and adequate buildable area in each lot for planned uses.
- F. That the proposed land subdivision has taken into account the current 6-Year and other Long-Range Capital Improvements Programs and the elements listed therein in the design of the subdivision.
- G. That the proposed subdivision, if in a resident zoning district, -addresses the need for spillover parking consistent with the requirements of Section 63.426.
- H. That right-of-ways and easements of adequate size and dimensions are -provided for the purpose of constructing the street, utility, and drainage facilities needed to serve the development.
- I. That the proposed parks, trail thoroughfares and open space dedications are consistent with adopted plans, policies and regulations.
- J. That the proposed subdivision will not have off-site impacts on the street, drainage, water or wastewater systems that exceed adopted standards.
- K. That the proposed subdivision will not have adverse impacts on the safety or viability of permitted uses on adjacent properties.

154

- L. That the proposed land subdivision is designed in such a manner as to allow for continued development in an efficient manner on adjacent undeveloped lands.
- M. That the soils, topography and water tables have been adequately studied to ensure that all lots are developable for their designated purposes.
- N. That the proposed land subdivision is consistent with the standards of the City's adopted Comprehensive Plan.
- O. That any land located within Zone A as shown as on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, Rochester, Minnesota prepared by the Federal Emergency Management Agency, is -determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitation for development, severe erosion potential or any other floodplain related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance.
- P. That the proposed land subdivision, if approved, would not result in a violation of federal or state law, or the city or county ordinance.

**61.226 Conditions on Approvals:**

In considering an application for development permit to allow a land subdivision, the approving body shall consider and may impose modification or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Section 61.225.

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

157  
DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/31/03

The Department of Public Works has reviewed the application for Preliminary Plat #03-03 for the proposed Century Point First development . The following are Public Works comments on this request:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. Dedication of a Noise Easement will be required for the entire subdivision, prior to recording the Final Plat for this development.
3. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.
4. Dedication of off-site drainage & utility easements is required prior to recording the Final Plat for this development.
5. Controlled access will be required along the entire frontage of East Circle Drive, and Century Hills Dr NE, with the exception of the proposed public street access.
6. Pedestrian facilities will be required along both sides of all new public roads within this property, as well as, the south side of Century Hills Dr NE. The Owner is also obligated to construct a 10 foot wide bituminous pedestrian path along the entire frontage of the Property abutting East Circle Drive, and dedicate any applicable easement and/or right-of-way needed for the path.
7. No Parking will be permitted on Century Hills Dr NE

158

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

8. Execution of a City-Owner Contract is required for the proposed new public streets and utilities to serve this development, as well as, completion of the construction of Century Hills Dr NE along the frontage of this development. Care will be needed in the coordination of this project to minimize the loss of a second access to the Century Hills development during construction of Century Hills Dr NE.
9. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.

Development charges and fees applicable to the development of this property will be addressed in the Development Agreement, and will include the following (rates are subject to annual review and change and are current through 7/31/03):

- ❖ Trunkline Sanitary Sewer (J9218) @ \$1403.17 per acre + 7.5% interest from 5/4/98
- ❖ High Level Water Tower in Northern Heights Area (J9288) @ \$1021.46 per acre + 7.5% interest from 5/4/98
- ❖ A Stormwater Management Fee @ \$2211.76 per acre, for any area of this property that does not drain toward a privately constructed detention facility, approved to serve this development (based on <5.5 units per acre).
- ❖ First Seal Coat contribution @ \$0.49 per square yard of public street surface.
- ❖ Traffic Signs as determined by the City of Rochester Traffic Division



159-

**ROCHESTER PARK AND RECREATION DEPARTMENT**  
**201 FOURTH STREET SE**  
**ROCHESTER MINNESOTA 55904-3769**  
**TELE 507-281-6160**  
**FAX 507-281-6165**

**M E M O R A N D U M**

**DATE:** January 31, 2003

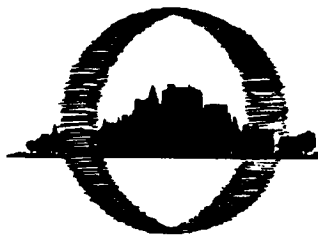
**TO:** Jennifer Garness  
Planning

**RE:** Preliminary Plat #03-03  
Century Pointe First

Acreage of plat.....	10.57 a
Number of dwelling units.....	34 units
Density factor.....	.0244
Dedication .....	.83 a
Fair market value of land.....	\$20,000/a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land

160



COUNTY OF  
*Olmsted*

PUBLIC WORKS DEPARTMENT  
2122 CAMPUS DR SE - SUITE 200  
ROCHESTER MN 55904-4744  
www.olmstedpublicworks.com  
507.285.8231

January 27, 2003

Jennifer Garness  
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Land Subdivision Permit (preliminary plat) #03-03 and has the following comments:

- ***Access control shall be shown along CSAH 22.***
- ***Any proposed work in CSAH 22 right of way requires an Olmsted County Highway Permit.***

Sincerely,

Michael Sheehan  
County Engineer

MTS/ts



T:\PWDATA\ENGINE\DOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



141 -

## WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Preliminary Plat #03-03 - Century Point 1st

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:



January 24, 2003

Rochester-Olmsted  
CONSOLIDATED PLANNING DEPARTMENT  
2122 Campus Drive SE  
Rochester, MN 55904-7996

REFERENCE: Preliminary Plat #03-03 by Century Point LLC to be known as Century Point First.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

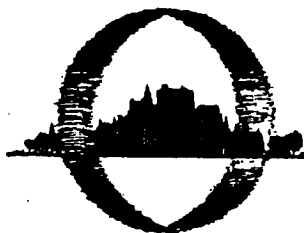
1. This area is too low in elevation to be served directly from the North East High Level Water System, as static water pressures would be over 100 PSI. A public pressure reducing station will be required, which would lower the pressures in this area to within an allowable range (anticipated low to upper 50's PSI). This station would also need to be sized to be able to serve the adjacent property to the south. We will work with the applicant's engineering firm on the design and location of this station.
2. Other minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson  
Water

C: Doug Rovang, RPU  
Mike Engle, RPU  
Mark Baker, City Public Works  
Vance Swisher, Fire Prevention Bureau  
Gary Schick, Building & Safety  
Yaggy Colby Associates  
Century Point LLC



COUNTY OF  
*Olmsted*



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

163

## PLAT REFERRAL RESPONSE

**DATE:** January 28, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Kyle Skov (Yaggy Colby)

**RE:** CENTURY POINT FIRST

### PRELIMINARY PLAT #03-03

A review of the **preliminary plat** has turned up the following **ADDRESS** and **ROADWAY** related issues.

1. Reference to illustrated roadway EAST CIRCLE DRIVE (C.S.A.H. 22) is incomplete.

**RECOMMENDATION:** Add the directional to roadway name. **EAST CIRCLE DRIVE NE (C.S.A.H.#22).**

2. The use of Century Hills Drive is incorrect according to my interpretation of the GDP and the Revised GDP. The existing Century Hills Drive NE would end at the intersection created just NE of this plat.

**RECOMMENDATION:** This roadway needs to be given a new designation.

3. The two cul-de-sacs in the plat need to be designated also.

**RECOMMENDATION:** Name both of these roadways, and use the roadway type LANE and directional of NE.

164



January 30, 2003

Century Point LLC  
3552 NW West River Parkway  
Rochester, MN 55901

Re: Land Subdivision Permit (preliminary plat) 03-03 by Century Point LLC to be known as Century Point First.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.

Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac. The cul-de-sacs associated with this plan are indicated as less than 96 feet and therefore shall be marked "No Parking".

Streets less than 36 feet in width shall be posted "No Parking" along one side of the street. Streets less than 28 feet in width shall be posted "No Parking" along both sides of the street. The streets associated with this plan are indicated as less than 28 feet and will require "No Parking" along both sides of the street.

3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

Sincerely,

R. Vance Swisher  
Fire Protection Specialist

c: Rochester – Olmsted Consolidated Planning Department  
Donn Richardson, RPU, Water Division  
Yaggy Colby Associates, 717 3<sup>rd</sup> Ave SE, Rochester, MN 55904

165

Mr. Wade DuMond, of Yaggy Colby Associates, addressed the Commission. He stated that the applicant was in agreement with the staff-recommended conditions (as revised by Ms. Baker).

With no one else wishing to be heard, Ms. Petersson closed the public hearing.

Mr. Burke moved to recommend approval of Land Subdivision Permit (preliminary plat) #03-02 by Payne Company to be known as Century Hills Seventh Subdivision with the staff-recommended findings and conditions (as revised by Ms. Baker). Mr. Ohly seconded the motion. The motion carried 6-0.

**CONDITIONS:**

1. At the time of Final Plat submittal:
  - a. Change the roadway designation of "Street A" to "Century View Lane NE".
2. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated January 17, 2003.
3. Prior to recording the Final Plat for this development, the dedication of an off-site drainage easement to point discharge stormwater between Lots 9 & 10, shall be required.
4. The cul-de-sac bulb associated with this plan is indicated at less than 96 feet and shall be posted "No Parking."
5. Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of the proposed cul-de-sac and the entire frontage of the south side of 21<sup>st</sup> Street NE.
6. A Storm Water Management Fee shall apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to a privately constructed permanent detention facility, built to serve this property.

\* Land Subdivision Permit (preliminary plat) #03-03 by Century Point LLC to be known as Century Point First. The applicant is proposing to subdivide approximately 10.57 acres of land into 34 lots for single family residential development. The Plat also proposes to dedicate right-of-way for new public roadways, including Century Hills Drive and two cul-de-sac roads. The property is located along the east side of East Circle Drive (CR22), north of Silver Creek Road at the East Circle Drive entrance to the Century Hills development

Ms. Mitzi A. Baker presented the staff report, dated February 5, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Ms. Baker suggested the following revision to condition number 8 as follows: "No parking shall be allowed, at any time, along the cul-de-sac bulbs associated with this plat, along one side of each roadway associated with the plat, nor along both sides of Century Hills Drive NE. These areas shall be posted "No Parking."

Discussion ensued regarding what a public pressure reducing station was.

Mr. Burke stated that the plat did not show where the decorah shale was located on the property.

Ms. Baker responded that staff did not have any Ordinance guidelines or adopted policies that require any certain type of building construction on site.

Mr. Wade DuMond, of Yaggy Colby Associates, addressed the Commission. He stated that the applicant is in agreement with the staff-recommended conditions (as revised by Ms. Baker). He explained that there was some decorah shale located on the plat.

Ms. Petersson asked Mr. DuMond if the applicant proposed to avoid the decorah shale areas.

Mr. DuMond responded no. He explained that the buildings needed to be engineered properly.

With no one else wishing to be heard, Ms. Petersson closed the public hearing.

Mr. Haeussinger moved to recommend approval of Land Subdivision Permit (preliminary plat) #03-03 by Century Point LLC to be known as Century Point First with staff-recommended findings and conditions (as revised by Ms. Baker). Ms. Rivas seconded the motion. The motion carried 6-0.

**CONDITIONS:**

1. The Final Plat shall include:
  - controlled access shall be dedicated along the entire frontage of East Circle Drive and along the east/west roadway serving the Century Hills Development with the exception of the two proposed roadways shown on the GDP.
  - Roadway names approved by the Planning Department Addressing Division.
2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan for any areas of the development that do not drain to a privately constructed permanent detention facility built to serve the development.
4. The applicant shall provide a public pressure reducing station, which will lower the pressure in this area to within an allowable range (anticipated low to upper

167

50's PSI). This station shall be sized to serve the adjacent property to the south.

5. Pedestrian facilities shall be required along both sides of all new public roadways within this property, as well as, the south side of Century Hills Drive NE. The Owner shall also provide a 10' wide bituminous path along the entire frontage of the property abutting East Circle Drive, and dedicate any applicable easement and/or right-of-way needed for the path.
6. The applicant shall obtain an Olmsted County Highway Permit for any work being proposed in CSAH 22 right-of-way.
7. Parkland dedication shall be met as outlined in the January 31, 2003 memorandum from Rochester Park and Recreation.
8. No parking shall be allowed, at any time, along the cul-de-sac bulbs associated with this plat, along one side of each roadway associated with the plat, nor along both sides of Century Hills Drive NE. These areas shall be posted "No Parking."
9. Prior to recording the Final Plat, the applicant shall dedicate off-site drainage & utility easements for this development and shall dedicate a Noise Easement for the entire subdivision which exempts the City & County from being obligated to provide sound walls to mitigate noise impacts from adjacent roadways.

Zoning District Amendment #03-02 by Todd Ustby to zone approximately 2.21 acres R-1X (Mixed Single Family Extra) upon annexation to the City of Rochester. An Annexation petition and General Development Plan are being considered concurrent with this petition.

**AND**

General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision. The Applicant is proposing to develop approximately 12 acres of land located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2) with single family homes and townhomes. The property is proposed to be served by a public road, with two cul-de-sacs. An Annexation petition for the entire property, and a Zoning District Amendment for a portion of this property are being considered concurrent with this petition.

Ms. Petersson asked if anyone from the audience wished to speak with regard to the request, however, the items would be continued to February 26, 2003.

Ms. Baker explained that the consultant indicated that they were going to try to contact someone in the area to let them know that the requests would be continued to February 26, 2003.

Mr. Burke moved to continue Zoning District Amendment #03-02 and General Development Plan #200 to be known as Viola Hills Subdivision by Todd Ustby to February 26, 2003. Ms. Rivas seconded the motion. The motion carried 6-0.

General Development Plan #199 to be known as 37<sup>th</sup> Street Commercial Park. The Plan proposes to develop approximately 55 acres of land zoned B-4 (General Commercial).

168